Several Parcels Long in the Market Have Recently Been Turned at Substantial Gains.

Substantial Gains.

Four properties which have been in the market for some time either for sale or rent passed to new interests which passed them along to others all within a few weeks, and in each case at a profit. In one of these deals as much as \$53,000 was made by the grat buyer. In each of the other deals from \$3,000 to \$10,000 was made. This geens to indicate that opportunities to make money are present in real estate from wishes to seek them, and having found them has the courage to back up his judgment with money.

Timidity is one of the faults of the real estate investing public just now. The happenings of the last few years have so frightened investors that opportunities are let slip by for lack of courage. Several years ago there was so such thing as fear to be found in the real estate field.

Property was bought and resold often on the same day. The market was too active to permit dreaming over propositions. It was a quick decision one way or the other. Buy to-day and sell togerow. It was wall Street methods spoiled to real estate.

Overcaution is one of the reasons, in fact the chief reason, why the former Calumet Club, at the northeast corner of Jackson avenue and Twenty-fifth street, one block from Jackson avenue and Twenty-fifth street, one block from Jackson avenue, just completed, we have rent all but 10 per cent. of our apartments for May 1 occupancy."

STREETS ON RECIAIMED LAND.

for rent. Few if any of the thousands who passed the old building since the Calumet Club vacated several months

who passed the old building since the Calumet Club vacated several months ago ever read the signs, let alone interested themselves in the money making possibilities offered by a lease on the property. Those who did stop and investigate failed to take advantage of an apportunity that existed.

They all failed to be exact except Dr. 3. Wallace Beveridge, who, walking down Fifth avenue several weeks ago soliced the old clubhouse. Though he claims no great business acumen, being polely a medical man. he saw almost ingrantly the possibilities of the corner.

Dr. Beveridge saw that it would make an ideal apot for executive offices for physicians. Being a doctor he knew the needs of such a place and had no fear of the success of the venture. With Dr. A. J. Quinby, who decided to share responsibility of the lease with the method of the renting of the property. There was little haggling over terms. Although city a three years lease could be given, it heims the unexpired term of Calumet Club lease on the property, which the called on the property, which the claims and material gathered from the Street Cleaning departments in Manwas little haggling over terms. Although cally a three years lease could be given, it being the unexpired term of Calumet Club lease on the property, which the club gave to H. B. Hollins in part payment for his residence in Fifty-sixth greet, the doctors took the building and granned to spand much money in replanned to spend much money in re-building the interior to suit the needs

of physicians.

Ten days after the lease had been greed and about the time builders were ready to start making over the interior of the building real estate brokers approached the physicians on a proposition to sell their three years lease. They refused flatly. They wanted the property and were going to carry through their plans. When informed of the rea-sen for wanting their lease the doctors sented to a sale and \$10,000 was paid them. They had but a few thousand dollars invested in the lease.

As was told in THE SUN Burton Bros.

o. bought the corner as a site for a ding for their business. ck Brown, formerly of the wn-Weiss Realties, has profited to tune of \$53,000 from the purchase resale of Rugby Hall and Eton othing ever came of the dickering. Even a few days before the property was taken by Mr. Brewn a deal had been arranged for another, but this

becassary loss of time. Four weeks later Mr. Brown turned over the houses to another for \$50,000 cash about ready for submission to the Interborough company for station finish and for the supply and installation of track materials on the lines which will operate through the Bridge Plaza station.

Daniel H. Jackson, who has made many profits this year, added \$5,000 ast week to his bank balance through the resale of 14 West 100th street. He bought it for the second mortgage. \$9,000. The first was \$33,000. In other words he got the property for \$42,000. Nine years ago the sellers bought the flat through the Duross Company for \$62,000.

Jackson held the house about ten days, when he sold it for \$47,000.

Jackson held the house about ten days, when he sold it for \$47,000, \$5,000 more than he paid for it the

few days ago \$3,000 was made on a little dwelling in Twenty-fifth street, between Seventh and Eighth scenues, and on Saturday the records of evenues, and on Saturday the records of transfers gave a property on upper Leximston avenue which had been sold at a profit of \$5,000. These are incidents of money making in real estate picked at random from the trading of the last few weeks. Many other incidents, probably much more interesting, have been kept secret for the time being. They indicate that the trend of the market is toward better prices and better times.

MONEY FOR QUEENS FLATS.

Dater Conditions Marked by Start of Building Campaign.

era of development in the borough of Queens, especially in the section of Long Island city just beyond the industrial area in land suitable for high class East 173th and suitable for high class and Achilles Scharsmith four story hat at 231-33 East 173th spartment house improvement. Better were the brokers in the sale reported street to James Duffy and the sale for yesterday of the plot 200x200 on the Thomas D. Malcolm of 1223 River averabled builders to negotiate several west side of Valentine avenue, 98 feet nue, a two and one-half story brick food sized loans with which multiple south of 182d street and extending welling.

600 Acres of Flushing Meadows

Being Hitched to Queens.

value of the property has been increased considerably. The land is to be laid out as factory sites.

Queens Contracts Total Almost \$7,000,000-Ready for Stations and Tracks.

NEARING COMPLETION

Walter I. Willis, secretary of the Chamwalter I. Willis, secretary of the Chamber of Rugby Hall and Eton two apartments on Claremont e facing Barnard College campus, Brown bought the property from Lilla B. Hyde for \$415,000 in a. He put \$25,000 in cash in the Mrs. Hyde bought the houses B. Crystal in February, 1911. the He put \$25,000 in cash in the Mrs. Hyde bought the houses ording to this statement, the value of the Crystal in February, 1911.

The contracts which have been awarded aggregates almost \$7,000,000. Station finish contracts have been let for the extensions from Brooklyn to Pitcherwood. and over Liberty avenue to Richmond

Then Mr. Brown was offered the property, which he took without unthecessary loss of time. Four weeks later Mr. Brown turned over the later Mr. Brown turned over the later over the late

REALTY TO GO FOR TAXES.

Land in Long Island City Worth Millions Under the Hammer.

Deputy Collector of Assessments and Arrears Daniel Moynahan of Queens has announced a sale for August 17 of property in Long Island City against which liens have been levied for unpaid taxes and assessments aggregating more than \$400,000. This property is worth at the market value several millions, and an important feature of the sale will be the operation of a new law will be the operation of a new law whereby titles to property bought at sales of this kind can be made clear. Heretofore property sold for taxes has lain dormant on account of the defect

in the title.

Included in the liens are moneys due the of the mot interesting results of the city from date of consolidation. The holdings of small individuals in addition to corporations are on the list for sale.

Lee's Virginia Home Duplicated

David Kraus and Achilles Scharsmith four story flat at 931-933 East 179th

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1:22, 2:37, 3:39 and 4:39 P. M.

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0:20, 10:20, 11:20 A. M. and 12:20.
1:20, 2:20, 3:20 and 4:20 P. M. Extra Saturday Trains-1:95 and 1:41 P. M.

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